

# PRIME OFFICE OPPORTUNITY FOR LEASE IN ST. BONIFACE

OFFICE FOR LEASE

## 467 PROVENCHER BOULEVARD

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**CUSHMAN &  
WAKEFIELD**  
Winnipeg

**Stevenson**



# PROPERTY HIGHLIGHTS

(+/-) 8,787 SF AVAILABLE

- Extremely well-built building located in the beautiful St. Boniface area, fronting Provencher Boulevard
- Excellent exposure along Provencher Boulevard, close to the many shops, cafés and amenities in the heart of St. Boniface
- Turn-key office space includes a grand entrance and reception, 2 large boardrooms, 1 meeting room, 8 private offices, 2 open cubicle workspaces, a large lunch room, and gender-specific washrooms with showers
- High ceilings with minimal pillars make the space suitable for office, retail, or uses that include a combination of retail and production
- Tremendous on-site parking including a large lot to the West and parking along the rear of the property

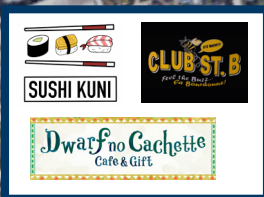
**LEASE RATE: \$17.00 PSF**  
**CAM & TAX: \$8.00 PSF (2024 ESTIMATE)**



# AMENITIES



ARCHIBALD ST



PROVENCHER BLVD

DES MEURONS ST



**DOWNTOWN WINNIPEG**  
5 MINUTE DRIVE



# DEMOGRAPHICS

3 KM RADIUS



**DAYTIME POPULATION**  
147,679



**AVERAGE AGE**  
39



**AVERAGE HOUSEHOLD INCOME**  
\$70,644



**DRIVE BY TRAFFIC**  
33,500



Open Office Area



Open Office Area



Front Open Offices



Lunch Room

**Board Room**



**Front Board Room**



**Reception**



**Front Entrance/Vestibule**



# FLOOR PLAN





## CONTACT

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